

North Terrace

Newton Aycliffe DL5 6LG

Guide Price £180,000

Venture PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









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North Terrace

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- Four Bedroom Property
- Open Brick Fireplace
- FOR SALE BY MODERN AUCTION
- Popular Aycliffe Village Location
- Council Tax Band C
- Allocated Parking
- Epc Rating C

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION

A village house on the edge of Aycliffe Village Green. The house, which is laid out on 2 storeys, combines elements of both traditional build and contemporary living. The accommodation comprises on the ground floor: entrance hall, lounge, open plan dining kitchen and a cloakroom, while on the first floor there are 4 bedrooms, (the main bedroom with en suite) and a family bathroom. The house was originally designed to be a 5 bedroom house on 3 storeys and the roof space is ready for conversion should it be required. Externally there is a courtyard with decking and car parking.

Aycliffe Village is a village just a short distance from Darlington and the A1 motorway. Village amenities include a local primary school, a post office and general store, a church and a choice of public houses.

Viewing is recommended.

Entrance Hall
Door to front, staircase to first floor landing and radiator.

Lounge
18'2 x 14'9 (5.54m x 4.50m)
Two Upvc double glazed windows to front, brick fireplace and radiator.

Kitchen/Dining Area
18'2 x 12'6 x 14'2 x 7'9 (5.54m x 3.81m x 4.32m x 2.36m)
Upvc double glazed window to rear, fitted with wall, base and drawer units, stainless steel sink with mixer tap, four ring hob, double oven with extractor over. There are integrated appliances, including fridge freezer, dishwasher and washing machine. Storage cupboard, Breakfast bar, radiator and French doors to rear. Open plan to Dining Area.

Downstairs Cloaks
With w.c, wash hand basin and radiator.

First Floor Landing
Upvc double glazed window to front, access to loft and radiator.

Bedroom One
11'11 x 11'1 (3.63m x 3.38m)
Two Upvc double glazed windows to front, two storage cupboards and two radiators.

En-Suite
Upvc double glazed window to rear, P shaped bath with shower over and screen, w.c, wash hand basin and towel rail.

Bedroom Two
15'1 x 8'7 (4.60m x 2.62m)
Upvc double glazed window to rear, built in wardrobes and radiator.

Bedroom Three
12'6 x 9'7 (3.81m x 2.92m)
Upvc double glazed window to front and radiator.

Bedroom Four
9'0 x 8'7 (2.74m x 2.62m)
Upvc double glazed window to front and radiator.

Bathroom
Upvc double glazed window to rear, bath with mixer and spray, shower cubicle, w.c, wash hand basin and towel rail.

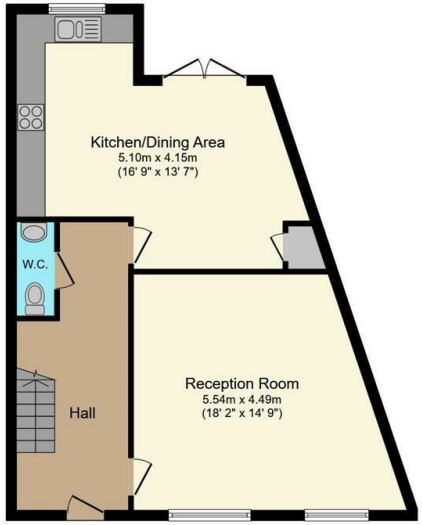
Externally
To the rear there is a decking area with gated access to a communal forecourt and two allocated parking bays.

Tenure
Freehold

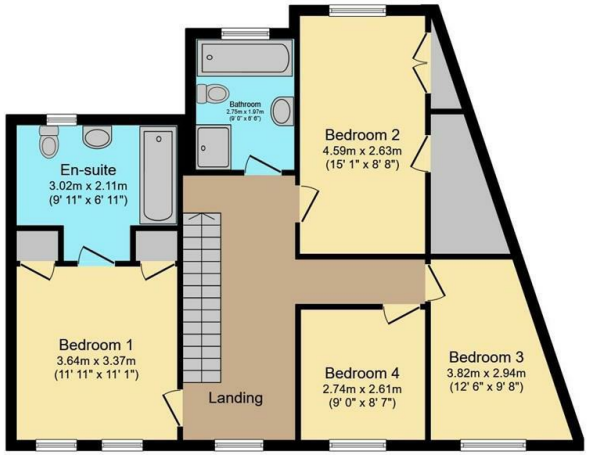
Property Details
Local Authority: Durham
Council Tax Band: C
Annual Price: £2,268
Conservation Area: Aycliffe Village

Flood Risk: Very low
Floor Area: 1,517 ft 2 / 141 m 2
Plot size: 0.04 acres (2 Plots)
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
7 Mbps
Superfast
80 Mbps
Satellite / Fibre TV Availability
BT
Sky

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Ground Floor



First Floor

Total floor area 143.2 sq.m. (1,542 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



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